

Addendum C-7
#1



**City of Austin Planning and
Development Review Department**
505 Barton Springs Road • P.O. Box 1088 • Austin, Texas 78767-8835

MEMORANDUM

TO: Zoning and Platting Commission,
FROM: Sarah Graham, Case Manager
Planning and Development Review Department
DATE: November 2, 2010
SUBJECT: Addendum for Item C-7
PROJECT: The Trails at 620
SPC-2009-0349C

Staff recommends approval of this Hill Country Roadway site plan and its associated variance requests with the conditions that were included in the staff back-up material.

The City of Austin's Bicycle Program has recommended the applicant provide striping for a bicycle lane along RM 620. The applicant is in agreement to provide the striping, and has been coordinating with TxDOT on the design of this improvement. If the Commission would like to include the striping for a bicycle lane as a condition of the approval, the applicant will be required to show these improvements on the site plan prior to the release of the permit.

The Legal Department suggests that if this additional condition is to be included with an approval, that it is a "condition subject to TxDOT approval".

The following documents are included within this addendum:

2. Memorandum from the City of Austin's Bicycle Program (Public Works Department) recommending a bicycle lane along RM 620.
3. Letter of support from Mr. Johnathan McLaurin
4. Letter of support for a bicycle lane from Mr. Jim Smitherman, The Parke HOA
5. Letter of support of project with conditions from Mrs. Carol Torgrimson, 2222 CONA
6. Letter of support for a bicycle lane from Mr. Lane Wimberley, The League of Bicycling Voters

Sincerely,


Sarah Graham



C-7
#2

MEMORANDUM

TO: Shandrian Jarvis, Planner Senior, Planning & Development Review Department

FROM: Eric Dusza, Planner III, Public Works Department

DATE: October 21, 2010

SUBJECT: SPC-2009-0349C

CC: Sarah Graham, Senior Planner, Planning & Development Review Department
Michael Curtis, Division Manager, Public Works Department
Annick Beaudet, AICP, Program Consultant, Public Works Department
Scott Cunningham, P.E., Traffic Engineer, Texas Department of Transportation

The City of Austin Bicycle Program recommends as a condition of approval for this project the applicant in coordination with the Texas Department of Transportation provide a bicycle lane plus shoulder on RM 620 and hereby request this comment be incorporated into the staff recommendation. The Wal-Mart directly across the street from this project has a bicycle lane plus full shoulder so there is a precedent and it would lend itself to continuity.

The basis for this recommendation is per Goal 1 – Objectives 1.0.2 and 1.0.2b of the adopted 2009 Bicycle Plan Update, Ordinance No. 20090611-075. The Goal and Objectives state to complete the City's bicycle network by eliminating gaps in the existing bicycle network to allow continuous bicycle travel in the Austin Area. Additionally stated, new development that abuts or includes existing or planned City of Austin bicycle routes shall provide continuity of that route (and existing or planned bicycle facility) through the property, or seek an appropriate amendment to the Bicycle Plan as defined in this Plan (See Appendix H).

The City of Austin, Public Works Department, Bicycle Program is available to discuss facility design with the applicant upon request. Please contact me at 974-6504 should you need further clarification or information.

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#3

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: **SPC-2009-0349C**
 Contact: **Sarah Graham, 974-2826** or **Michelle Castillas, 974-2024**
 Public Hearing: **Zoning and Platting Commission, Nov 2, 2010**

Jonathan McLaurin dba **Property Owners I**
 AL Senior Housing
 Your Name (please print)

I am in favor
 I object

11400 Concorvia University Drive Lot 1 Use 0.4728 Ac Schumberger Subd
 Your address(es) affected by this application


 Signature 10/29/10
 Date

Daytime Telephone: **770-490-1984**

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin
 Planning and Development Review/4th Floor
 Sarah Graham
 P. O. Box 1088
 Austin, TX 78767-8810

Graham, Sarah

C-7
#4

From: Jim Smitherman [jim@harvesthunting.com]
Sent: Tuesday, November 02, 2010 10:21 AM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com;
trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com;
donna.zap@gmail.com
Cc: Graham, Sarah
Subject: The Trails at 620/Bike Lanes on 620

Dear Commissioners

The intent of this email is to inform you of The Parke HOA's support of bike lanes on 620 in front of this project. We would like to see the bike lanes on 620 in front of this project mirror those found directly across the street in front of Wal-Mart. This would add continuity to the development out here. These would be in addition to the trail that is found on the property itself.

If you have any questions, please do not hesitate to contact me. I will be in attendance at the public hearing. Thank you for your time and consideration.

Sincerely,

Jim Smitherman
President The Parke HOA

C-7
#5

Graham, Sarah

From: Carol Torgrimson [REDACTED]
Sent: Tuesday, November 02, 2010 4:04 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Graham, Sarah
Subject: The Trails at 620, SPC-2009-0349C - Item 7 on ZAP agenda

Chair Baker and Commissioners:

2222 Coalition of Neighborhood Associations, Inc. (2222 CONA) is a group of homeowners associations and neighborhood associations located along the RM 2222 corridor. In addition to our formal membership, we work with many other associations in our area, including those from Volente to Steiner Ranch along the RM 620 corridor. Our primary area of concern is traffic safety, and since the major roads in our area are state highways, we work closely with TxDOT to address traffic safety issues.

2222 CONA will have representatives at tonight's Zoning and Platting Commission hearing to present our opposition to the variance request for a third driveway onto RM 620 for the Trails at 620 site plan. While we are very supportive of the project and are not opposed to the requested environmental variance for cut and fill, the driveway variance is not warranted and that the third driveway presents traffic safety issues which far outweigh any benefits which might be derived from it.

In our initial meeting with the project team on September 25, 2009, we discussed the issues we had with the proposed additional driveways on RM 620 and expressed our opposition to the variance which would be required for the development to have more than two driveways under LDC. We have reiterated this position on a number of occasions in the past 14 months.

About three weeks ago, we were informed by a representative for the project that the owners had agreed to go forward with the two driveways on RM 620 allowed under code, which would have resulted in this case being presented on consent. Subsequent to that, the applicants were informed by City of Austin staff that reducing the number of driveways to two would require a TIA addendum. This would have delayed the case beyond the application expiration and jeopardized leasing agreements. Consequently the developers decided to go forward with the three driveways and variance request.

While there is no doubt that the applicants would prefer three driveways on RM 620 in addition to the two driveways on Wilson Parke Avenue, it is clear that the site does not need more than two driveways on RM 620. The applicants were prepared to go forward with the driveway at Concordia University Drive and the one full-access driveway south of Concordia until the complication was discovered with the TIA.

We have read the brief report prepared by Kathy Hornaday of HDR to "justify" the third driveway. The report provides insufficient data or calculations to support its assumptions and conclusions. It does not explain how removing the third driveway from the northern end of the development, which services only southbound traffic, would result in an increase of traffic on Wilson Parke Avenue at the opposite end of the development, which services northbound traffic. It is hard to believe that cars traveling south on RM 620 would bypass an intersection with a signal and an additional driveway in order to use Wilson Parke Avenue to access the development.

Our numerous conversations with TxDOT have reinforced our conviction that the additional driveway is not only unnecessary but detrimental to traffic on RM 620. TxDOT has expressed concerns about this driveway, and contrary to what you may have heard, they have never expressed support of the project having three driveways onto RM 620.

We believe it is in the best interest of public safety to deny the variance for the additional driveway on RM 620. Every additional driveway on RM 620 adds another point of conflict to traffic flow and negatively impacts traffic safety on this key artery. We respectfully request that you support the intent of the Hill Country Roadway Ordinance and the Commercial Design Standards by encouraging internal circulation traffic patterns on this development by limiting the number of driveways on RM 620 to the two allowed by code.

11/2/2010

C-7
#5

We will be present at the public hearing tonight to ask that Zoning and Platting approve the site plan, with the following conditions:

1. that the variance for the additional driveway on RM 620 be denied;
2. that the variance for cut and fill be approved;
3. that the bicycle lane on the shoulder of RM 620 as recommended by the City of Austin Bicycle Program be indicated on the site plan; and
4. that all outstanding staff comments be cleared.

Thank you for your time and consideration.

Sincerely,

Carol Torgrimson
Vice President, Transportation
2222 CONA

338-4722

Graham, Sarah

C-7
#6

From: Lane Wimberley, [REDACTED]
Sent: Tuesday, November 02, 2010 4:55 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com;
trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com;
donna.zap@gmail.com
Cc: Graham, Sarah; Beudet, Annick; Tom Wald
Subject: The Trails at 620

Zoning and Platting Commissioners,

I am writing this email to inform the Zoning and Platting Commission for the City of Austin that the League of Bicycling Voters supports staff recommendation that bicycle facilities be included in the trails at 620 development, that the developer coordinate the design and implementation of those facilities with TxDOT, and that the site plan be amended to show these improvements prior to the release of the permit.

If the Commission is disinclined to follow staff recommendation, then I would request that the Commission postpone action on the item until the next hearing in order that the League may have an opportunity to review the plan.

Thank you for your attention and consideration.

Sincerely,

-Lane Wimberley
President, The League of Bicycling Voters

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C1



Texas Engineering Solutions



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 Suite 200
 Austin, Texas 78746
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 F: 512-904-8559
 TBPE No. 11296



Urban Design
 Community Planning
 Conservation Planning
 Landscape Architecture

608 Blanco Street
 Austin, Texas 78703
 O: 512-472-7332
 F: 512-472-4168
 www.bosseparis.com

PROJECT DATA

COUNTY: TRAVIS
 CITY LIMITS/CLA: AUSTIN
 FINAL PLAN NUMBER: 200000233
 RELATED CASES: SP-08-21800
 ADDRESS: 6300 N FM 620 RD
 AUSTIN, TX 78724
 ORD NUMBER: 035
 ZONING: CO-CO/UR-CO
 FEED MAP PANEL: 4845300404E
 OWNER / DEVELOPER
 68 Grandview
 512-633-1700
 CONSULTANTS:

REVISIONS

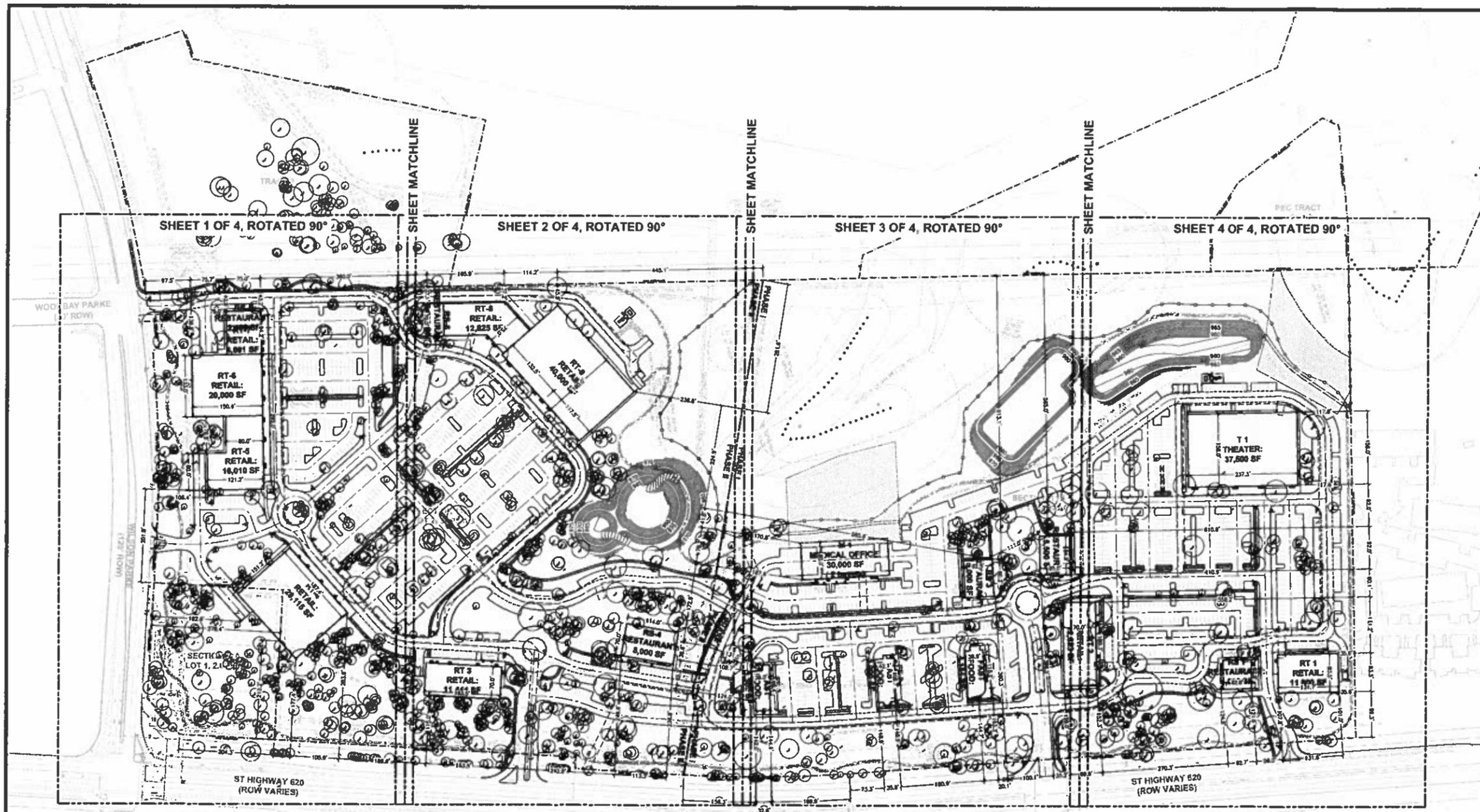
| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

DATE: October 22, 2010
 PLOTTED: October 23, 2010
 PLOTTED BY: hmc0013
 HORIZONTAL SCALE:
 VERTICAL SCALE:

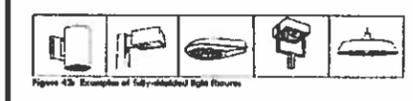
THE TRAILS AT 620

SITE PLAN INDEX SHEET

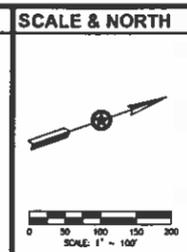
25
 OF 128



- SEE PLAN NOTES**
1. THE SITE IS COMPOSED OF THE (2) LOTS/TRACTS. IF THIS HAS BEEN APPROVED AS ONE CONCRETE DEVELOPMENT, IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.
 2. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE THE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICE DEPARTMENT.
 3. APPROVAL OF THIS SITE PLAN DOES NOT IMPLY BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
 4. ALL STORM WATER DRAINAGE REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-16).
 5. ADDITIONAL ELECTRIC EXEMPTIONS MAY BE REQUIRED AS A LATER DATE.
 6. SIGNING AND INSPECTION SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN (FOR VERIFY THE SERVICE PROVIDED BY OTHER THAN THE CITY OF AUSTIN).
 7. ALL CHANGES STRUCTURED SHOWN TO BE REMOVED WILL REQUIRE A SEPARATE PERMIT FROM THE CITY OF AUSTIN (REGARDING PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT).
 8. A DEVELOPMENT PERMIT MUST BE OBTAINED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-COMPLETED OR PLANNING COMMISSION APPROVED SITE PLAN.
 9. FOR CONTRACTOR CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR CHANGE TO UTILITIES.
 10. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A SIGN EXEMPTION PERMIT IS REQUIRED.
 11. ALL EXTERIOR LIGHTING SHALL BE LOW-VOLTAGE AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.3. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING SHALL BE IN COMPLIANCE WITH SUBCHAPTER E 2.3 AND SHALL BE PROVIDED USING SHIELDING PLAN SYMBOL. ANY CHANGE OR SUBSTITUTION OF LIGHT/FIXTURE SYMBOLS SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.3.2.1 (SEE FIGURE 42).
 12. ALL CHANGES UTILITIES SHALL BE LOCATED UNDEGROUND UNLESS OTHERWISE NOTED BY THE UTILITY TO BE OTHERWISE LOCATED (SECTION 25-2-1102).
 13. ALL BUILDINGS SHALL BE DESIGNED TO RESIST, TO THE EXTENT OF THE PERMITTED, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT, APPROVED CLASH WITH A REFERENCE DESIGN THAT IS IN PROGRESS.



| LEGEND |
|---------------|
| --- ADA ROUTE |



CITY APPROVAL

SITE PLAN RELEASE

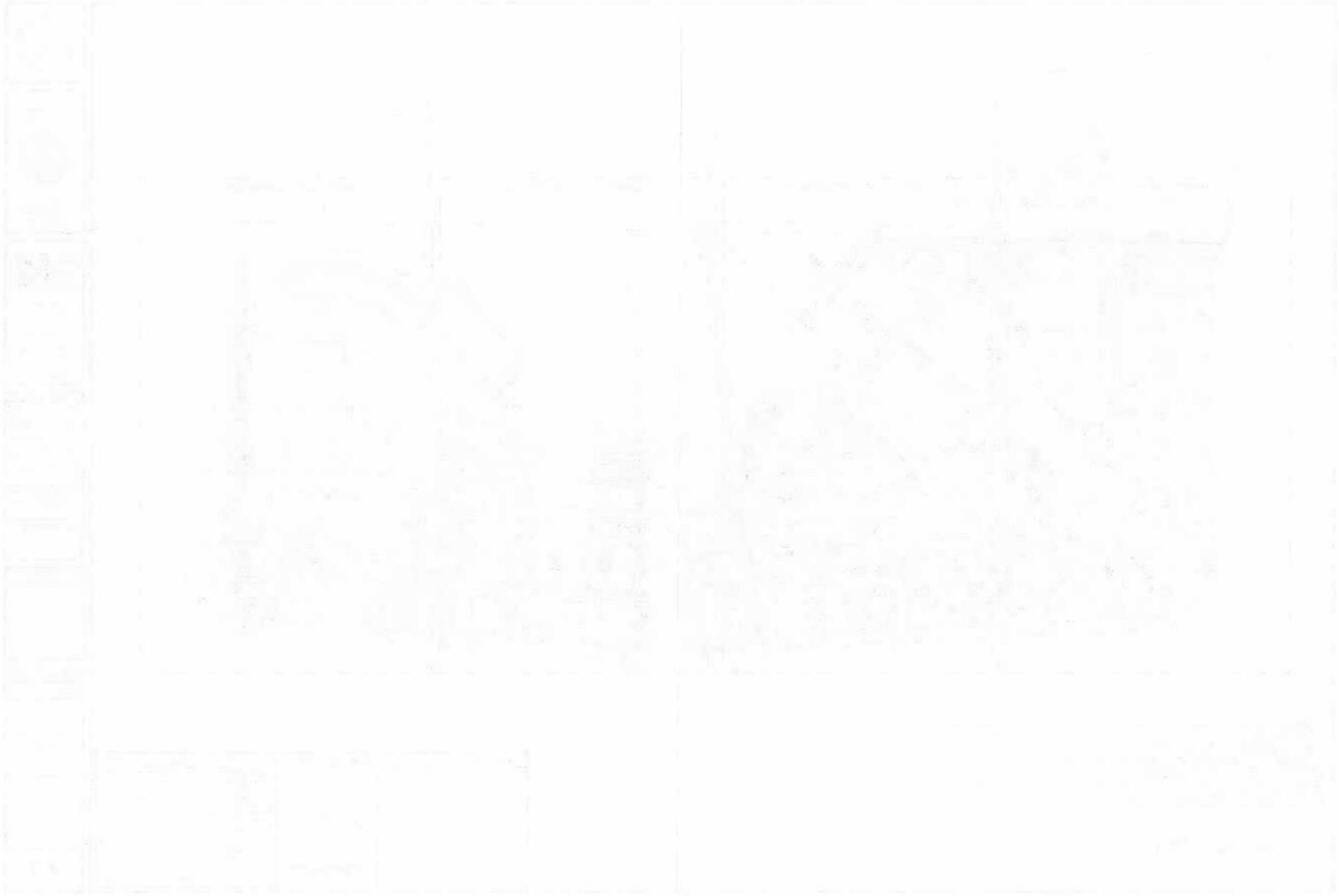
FILE NUMBER: _____ SHEET _____ OF _____
 CASE NUMBER: _____ EXPIRATION DATE: _____
 APPROVED ADMINISTRATIVELY ON: _____ APPLICATION DATE: _____
 APPROVED BY PLANNING COMMISSION OR: _____
 APPROVED BY CITY COUNCIL OR: _____
 Under Section _____ Chapter _____ Of The Austin City Code

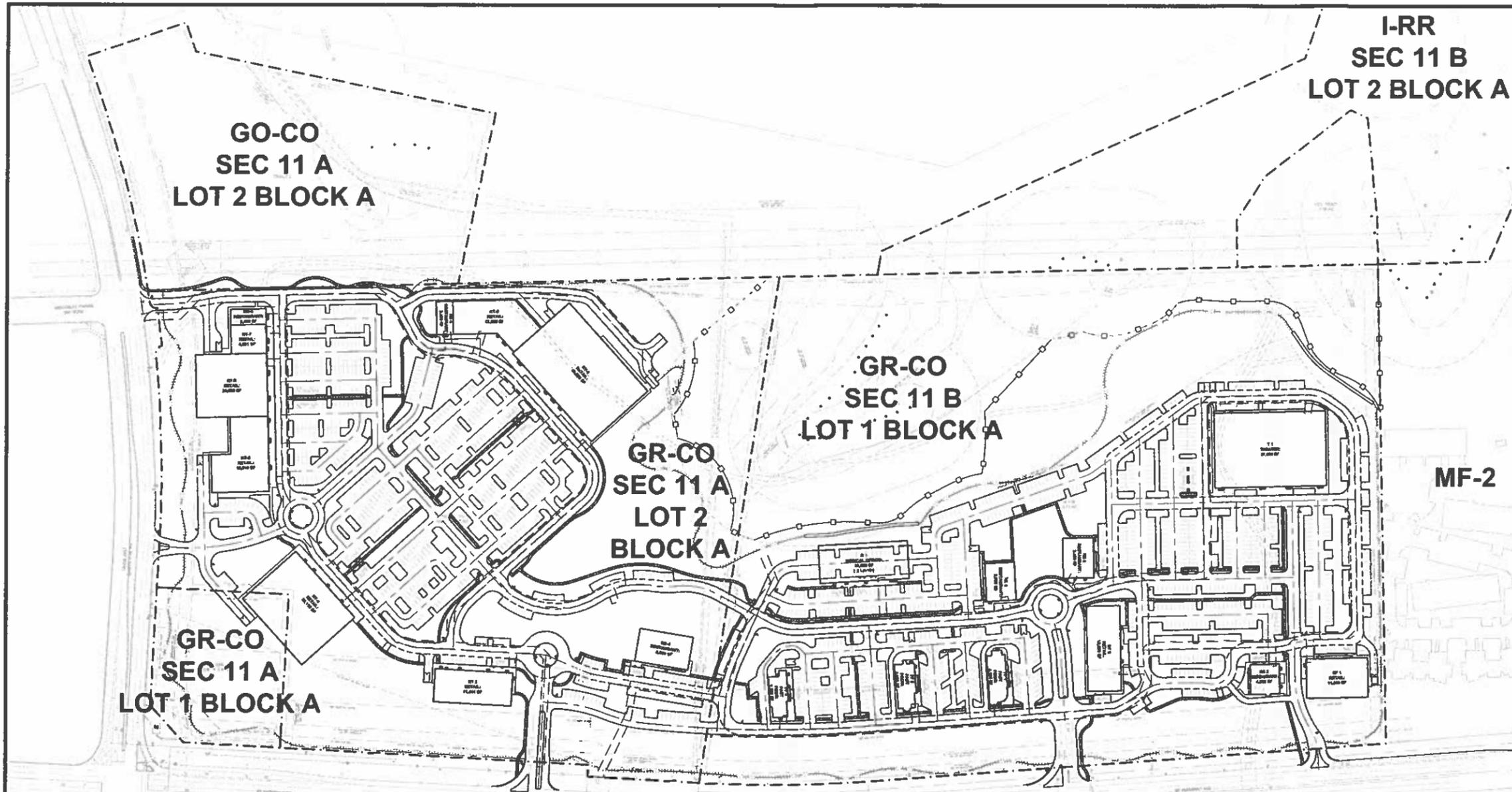
Director, Department of Planning and Development

DATE OF RELEASE: _____ Zoning: _____

Rev: _____
 Rev: _____
 Rev: _____

2





Texas Engineering Solutions



5000 Bee Cove Road
Suite 206
Austin, Texas 78746
O: 512-494-0505
F: 512-494-0500
TBPE No. 11205



Urban Design
Community Planning
Conservation Planning
Landscape Architecture

608 Blanco Street
Austin, Texas 78703
O: 512-472-7332
F: 512-472-4168
www.bossepharis.com

| PROJECT DATA | |
|--------------------|-----------------------------------|
| COUNTY: | Texas |
| CITY LAWS/ETC: | AUSTIN |
| FINAL PLAN NUMBER: | 200902233 |
| RELATED CASES: | SP-08-11820 |
| ADDRESS: | 8300 N FM 620 RD AUSTIN, TX 78724 |
| GRID NUMBER: | 635 |
| ZONING: | GO-CO/GR-CO |
| USAGE: | |
| TDN MAP PANEL: | 484530240E |
| OWNER / DEVELOPER: | 69 Grandview 912-633-1700 |
| CONSULTANTS: | |

| REVISIONS | |
|-----------|--------------------|
| NO. | DATE - DESCRIPTION |
| | |
| | |
| | |

DATE: October 23, 2010
 PLOTTED: October 23, 2010
 PLOTTED BY: [Name]

HORIZONTAL SCALE:
 VERTICAL SCALE:

THE TRAILS AT 620

OVERALL ZONING MAP

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OF 128

NOTES:

- FOR ORDINANCE 81168-1-4 FOR THE NORTHERN PORTION OF THE GR-CO ZONED AREA, THE CONDITIONAL OVERLAY REQUIRED FOR A SINGLE OCCUPANT OF A GENERAL RETAIL (LIMITED) USE OR A GENERAL MEDICAL (GENERAL) USE MAY NOT OCCUPY MORE THAN FIFTY PERCENT (50%) OF FLOOR AREA. THE CONDITIONAL OVERLAY ALSO PROHIBITS USES FOR THIS TRACT THAT ARE NOT PROPOSED.
- FOR ORDINANCE 80208-11 FOR THE SOUTHERN PORTION OF THE GR-CO ZONED AREA AND THE GR-CO ZONED AREA, THE CONDITIONAL OVERLAY REQUIRED FOR A RETAIL USE BY A SINGLE TENANT OF THE PROPERTY OR NOT EXCEED 30,000 SF OF GROSS FLOOR AREA, AND AN OFFICE USE BY A SINGLE TENANT OF THE PROPERTY MAY NOT EXCEED 30,000 SF OF GROSS FLOOR AREA. THE CONDITIONAL OVERLAY ALSO PROHIBITS USES FOR THIS TRACT THAT ARE NOT PROPOSED.

| Use | Square Footage | COA Requirement | Required Parking |
|---------------------------|----------------|------------------------|------------------|
| Theater | 37,500 | 1/4 seats @ 1500 seats | 375 |
| Retail | 156,608 | 1/275 SF | 568 |
| Restaurant | 27,498 | 1/75 SF | 367 |
| Fast Food | 11,354 | 1/75 SF | 151 |
| Medical Office (2 Floors) | 30,000 | 1/200 SF | 15 |
| Total | 262,960 | | 1076 |

| Category | Count |
|----------------|--------------|
| Parking Spots | 1,520 |
| Handicap Spots | 50 |
| Total | 1,570 |

| BUILDING LABEL | ZONING | USE | MAX HEIGHT ALLOWED* | PROPOSED HEIGHT | MAX FLOOR AREA (SF) | PROPOSED FLOOR AREA (SF) |
|----------------|--------|--------------------------------|---------------------|-----------------|---------------------|--------------------------|
| T 2 | GR-CO | THEATER | 40' | 40' | 100,000 | 37,500 |
| RT 2 | GR-CO | GENERAL RETAIL SALES (GENERAL) | 25' | 20' | 100,000 | 11,000 |
| RT 1 | GR-CO | GENERAL RETAIL SALES (GENERAL) | 25' | 20' | 100,000 | 12,623 |
| RT 3 | GR-CO | GENERAL RETAIL SALES (GENERAL) | 25' | 20' | 100,000 | 11,444 |
| RT 4 | GR-CO | GENERAL RETAIL SALES (GENERAL) | 25' | 20' | 100,000 | 26,125 |
| RT 5 | GR-CO | GENERAL RETAIL SALES (GENERAL) | 40' | 20' | 100,000 | 18,000 |
| RT 6 | GR-CO | GENERAL RETAIL SALES (GENERAL) | 40' | 20' | 100,000 | 20,000 |
| RT 7 | GR-CO | GENERAL RETAIL SALES (GENERAL) | 40' | 20' | 100,000 | 4,591 |
| RT 8 | GR-CO | GENERAL RETAIL SALES (GENERAL) | 40' | 20' | 100,000 | 12,825 |
| RT 9 | GR-CO | GENERAL RETAIL SALES (GENERAL) | 40' | 20' | 100,000 | 40,000 |
| RS 1 | GR-CO | RESTAURANT (GENERAL) | 40' | 20' | 100,000 | 4,000 |
| RS 1 | GR-CO | RESTAURANT (GENERAL) | 40' | 20' | 100,000 | 5,500 |
| RS 1 | GR-CO | RESTAURANT (GENERAL) | 40' | 20' | 100,000 | 5,000 |
| RS 0 | GR-CO | RESTAURANT (GENERAL) | 40' | 20' | 100,000 | 3,000 |
| RS 5 | GR-CO | RESTAURANT (GENERAL) | 40' | 20' | 100,000 | 2,499 |
| RS 6 | GR-CO | RESTAURANT (GENERAL) | 40' | 20' | 100,000 | 2,499 |
| RF 1 | GR-CO | RESTAURANT (LIMITED) | 25' | 20' | 100,000 | 4,150 |
| RF 2 | GR-CO | RESTAURANT (LIMITED) | 25' | 20' | 100,000 | 3,900 |
| RF 3 | GR-CO | RESTAURANT (LIMITED) | 25' | 20' | 100,000 | 2,300 |
| MS 1 | GR-CO | MEDICAL OFFICES | 40' | 40' | 100,000 | 30,000 |

*Maximum building height is based on Hill Country Roadway requirements.

ZONING USE TABLE - IMPERVIOUS COVERAGE IS LIMITED DUE TO WATERSHED REGULATIONS - SEE SHEET 19

| SECTION 11 A LOT 1, BLOCK A (GR-CO) - 2.00 ACRES | | | | | |
|--------------------------------------------------|-----------|-------------------|--------------------|--------------------|------|
| BLDG COVERAGE | IMP COVER | FAR (0-15% SLOPE) | FAR (15-25% SLOPE) | FAR (25-35% SLOPE) | |
| ALLOWED | 75.00% | 90.00% | 0.25 | 0.10 | 0.05 |
| EXISTING | 0.00% | 0.00% | 0.00 | 0.00 | 0.00 |
| PROPOSED | 8.78% | 10.00% | 0.07 | 0.03 | 0.03 |

| SECTION 11 A LOT 2, BLOCK A (GR-CO) - 8.095 ACRES | | | | | |
|---------------------------------------------------|-----------|-------------------|--------------------|--------------------|------|
| BLDG COVERAGE | IMP COVER | FAR (0-15% SLOPE) | FAR (15-25% SLOPE) | FAR (25-35% SLOPE) | |
| ALLOWED | 80.00% | 90.00% | 0.25 | 0.10 | 0.05 |
| EXISTING | 0.00% | 0.00% | 0.00 | 0.00 | 0.00 |
| PROPOSED | 0.00% | 0.00% | 0.00 | 0.00 | 0.00 |

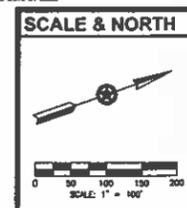
| SECTION 11 A LOT 2, BLOCK A (GR-CO) - 26.197 ACRES | | | | | |
|----------------------------------------------------|-----------|-------------------|--------------------|--------------------|------|
| BLDG COVERAGE | IMP COVER | FAR (0-15% SLOPE) | FAR (15-25% SLOPE) | FAR (25-35% SLOPE) | |
| ALLOWED | 75.00% | 90.00% | 0.25 | 0.10 | 0.05 |
| EXISTING | 0.00% | 0.00% | 0.00 | 0.00 | 0.00 |
| PROPOSED | 13.22% | 48.78% | 0.12 | 0.03 | 0.03 |

| SECTION 11 B LOT 2, BLOCK A (I-RR) - 598.888 ACRES | | | | | |
|----------------------------------------------------|-----------|-------------------|--------------------|--------------------|------|
| BLDG COVERAGE | IMP COVER | FAR (0-15% SLOPE) | FAR (15-25% SLOPE) | FAR (25-35% SLOPE) | |
| ALLOWED | 20.00% | 25.00% | N/A | N/A | N/A |
| EXISTING | 0.00% | 0.00% | 0.00 | 0.00 | 0.00 |
| PROPOSED | 0.00% | 0.00% | 0.00 | 0.00 | 0.00 |

| SECTION 11 B LOT 1, BLOCK A (GR-CO) - 32.717 ACRES | | | | |
|----------------------------------------------------|-----------|-------------------|--------------------|--------------------|
| BLDG COVERAGE | IMP COVER | FAR (0-15% SLOPE) | FAR (15-25% SLOPE) | FAR (25-35% SLOPE) |
| ALLOWED | 75.00% | 90.00% | 0.25 | 0.10 |
| EXISTING | 0.00% | 0.00% | 0.00 | 0.00 |
| PROPOSED | 7.18% | 38.97% | 0.08 | 0.03 |

| OVERALL (GO-CO & GR-CO) | | | | |
|-------------------------|-------------|-------------------|--------------------|--------------------|
| BLDG COVERAGE | IMP COVER** | FAR (0-15% SLOPE) | FAR (15-25% SLOPE) | FAR (25-35% SLOPE) |
| ALLOWED | 80.00% | 92.00% | 0.25 | 0.10 |
| EXISTING | 0.00% | 0.00% | 0.00 | 0.00 |
| PROPOSED | 8.20% | 37.28% | 0.08 | 0.03 |

** Allowable impervious cover for overall site based on 80% of 11A and 25% of 11B.

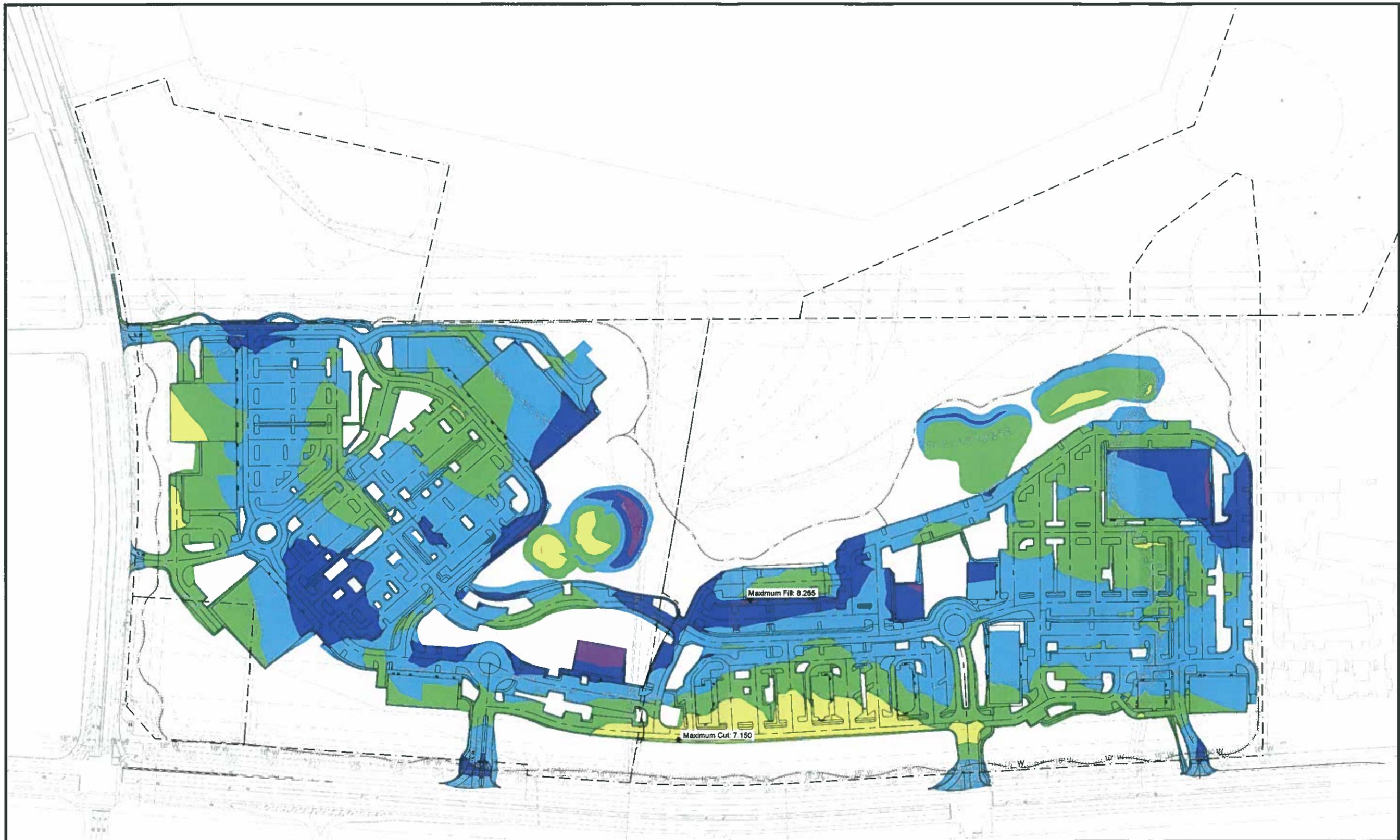


CITY APPROVAL

SITE PLAN RELEASE _____ Sheet _____ Of _____
 FILE NUMBER: _____ EXPIRATION DATE: _____
 CASE NUMBER: _____ APPLICATION DATE: _____
 APPROVED ADMINISTRATIVELY BY: _____
 APPROVED BY PLANNING COMMISSION ON: _____
 APPROVED BY CITY COUNCIL ON: _____
 Under Section _____ Chapter _____ Of The Austin City Code

Director, Department of Planning and Development
 DATE OF RELEASE: _____ Zoning: _____

Rev 1: _____ Commission 1: _____
 Rev 2: _____ Commission 2: _____



I:\Projects\2009\2009-0349C\Drawings\2009-0349C-01.dwg
 2009-03-17 09:18:18
 User: jgibson

Texas Engineering Solutions

5000 Bee Caves Road
 Suite 204
 Austin, Texas 78748
 O: 812-804-0906
 F: 812-804-0809
 TBPE No. 11206

BOSSE & PHARIS ASSOCIATES INC.

Urban Design
 Community Planning
 Conservation Planning
 Landscape Architecture

806 Blanco Street
 Austin, Texas 78703
 O: 812-472-7332
 F: 812-472-4180
 www.bossepharis.com

| PROJECT DATA | |
|--------------------|--------------------------------------|
| COUNTY: | TRAVIS |
| CITY LIMITS/ETJ: | AUSTIN |
| FINAL PLAT NUMBER: | 200000333 200000265 |
| RELATED CASES: | SP-99-21820 |
| ADDRESS: | 8300 N FM 620 RD AUSTIN, TX 78728 |
| GRID NUMBER: | 035 |
| ZONING: | CO-CO/GR-CO |
| USAGE: | |
| FEMA MAP PANEL: | 48453C0240E |
| OWNER / DEVELOPER: | 68 Grandview 512-633-1700 |
| CONSULTANTS: | |

| REVISIONS | |
|-----------|--------------------|
| NO | DATE - DESCRIPTION |
| | |
| | |
| | |
| | |

EDITED: September 20, 2010
 PLOTTED: September 20, 2010
 PLOTTED BY: tescod02

HORIZONTAL SCALE:
 VERTICAL SCALE:

THE TRAILS AT 620

GRADING CUT/FILL AND QUANTITIES

Exhibit 1 of 1

| LEGEND | |
|--------|--------------|
| | -8' TO -4' |
| | -4' TO 0' |
| | 0' TO 4' |
| | 4' TO 8' |
| | 8' TO 8.265' |

SCALE & NORTH

SCALE: 1" = 100'

CITY APPROVAL

SITE PLAN RELEASE Sheet _____ Of _____

FILE NUMBER: _____ EXPIRATION DATE: _____
 CASE MANAGER: _____ APPLICATION DATE: _____
 APPROVED ADMINISTRATIVELY ON: _____
 APPROVED BY PLANNING COMMISSION ON: _____
 APPROVED BY CITY COUNCIL ON: _____
 Under Section _____ Chapter _____ Of The Austin City Code

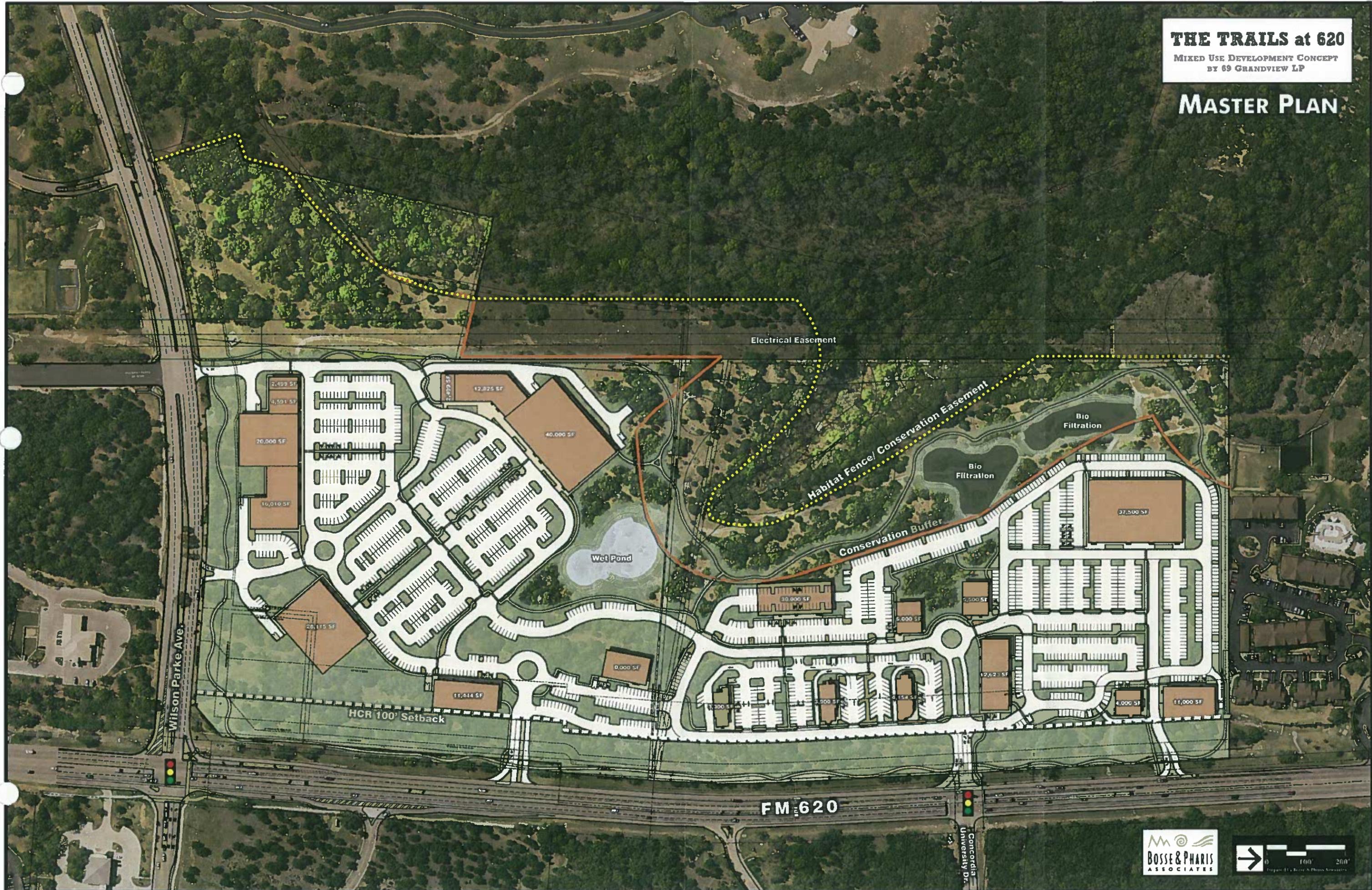
Director, Department of Planning and Development
 DATE OF RELEASE: _____ Zoning: _____

| | |
|-------|--------------|
| Rev 1 | Correction 1 |
| Rev 2 | Correction 2 |
| Rev 3 | Correction 3 |

THE TRAILS at 620

MIXED USE DEVELOPMENT CONCEPT
BY 69 GRANDVIEW LP

MASTER PLAN



Wilson Parke Ave

Electrical Easement

Habitat Fence/Conservation Easement

Conservation Buffer

Wet Pond

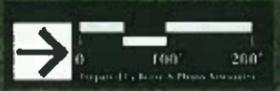
Bio Filtration

Bio Filtration

HCR 100' Setback

FM 620

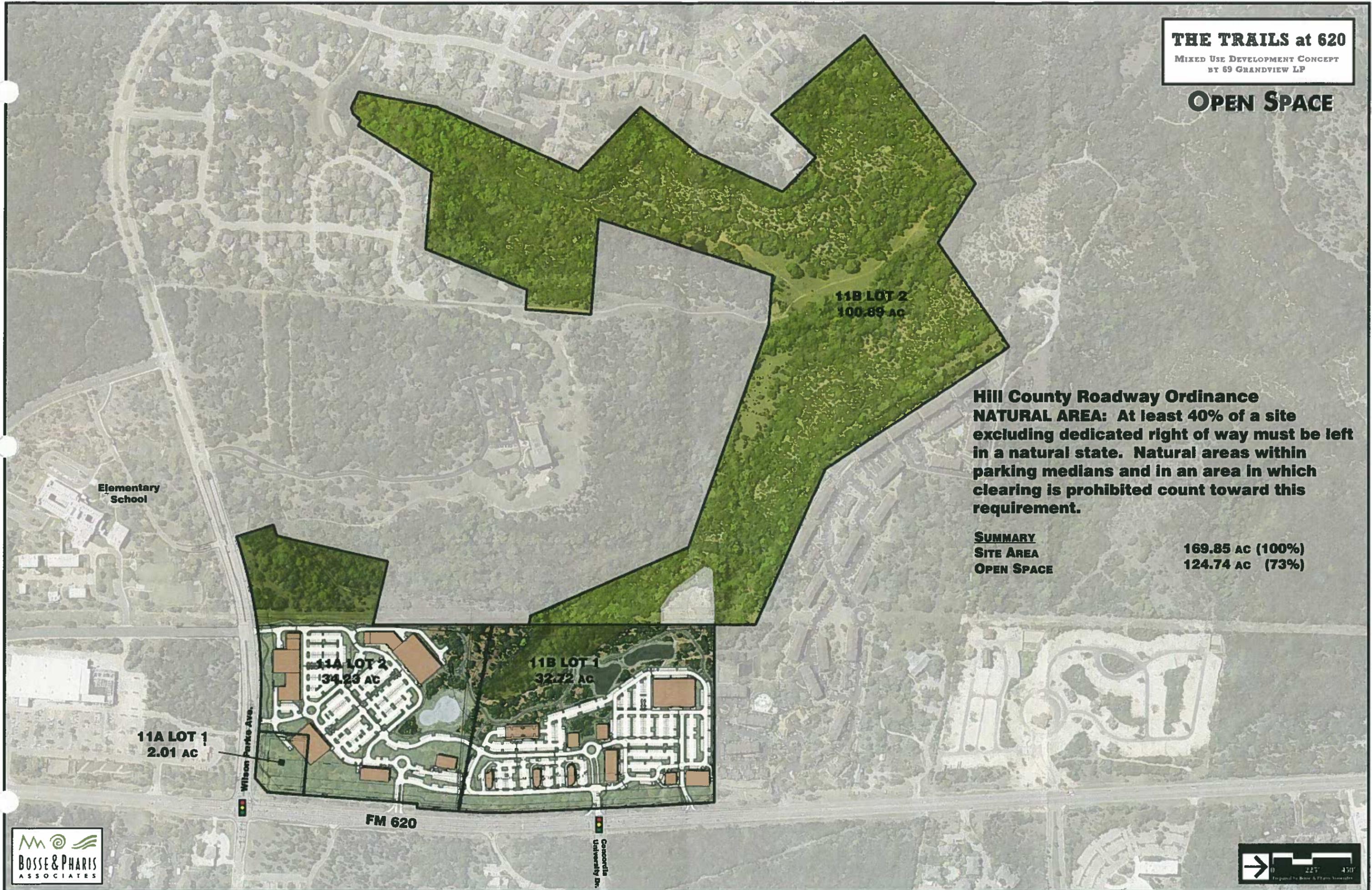
Concordia University Dr



THE TRAILS at 620

MIXED USE DEVELOPMENT CONCEPT
BY 69 GRANDVIEW LP

OPEN SPACE

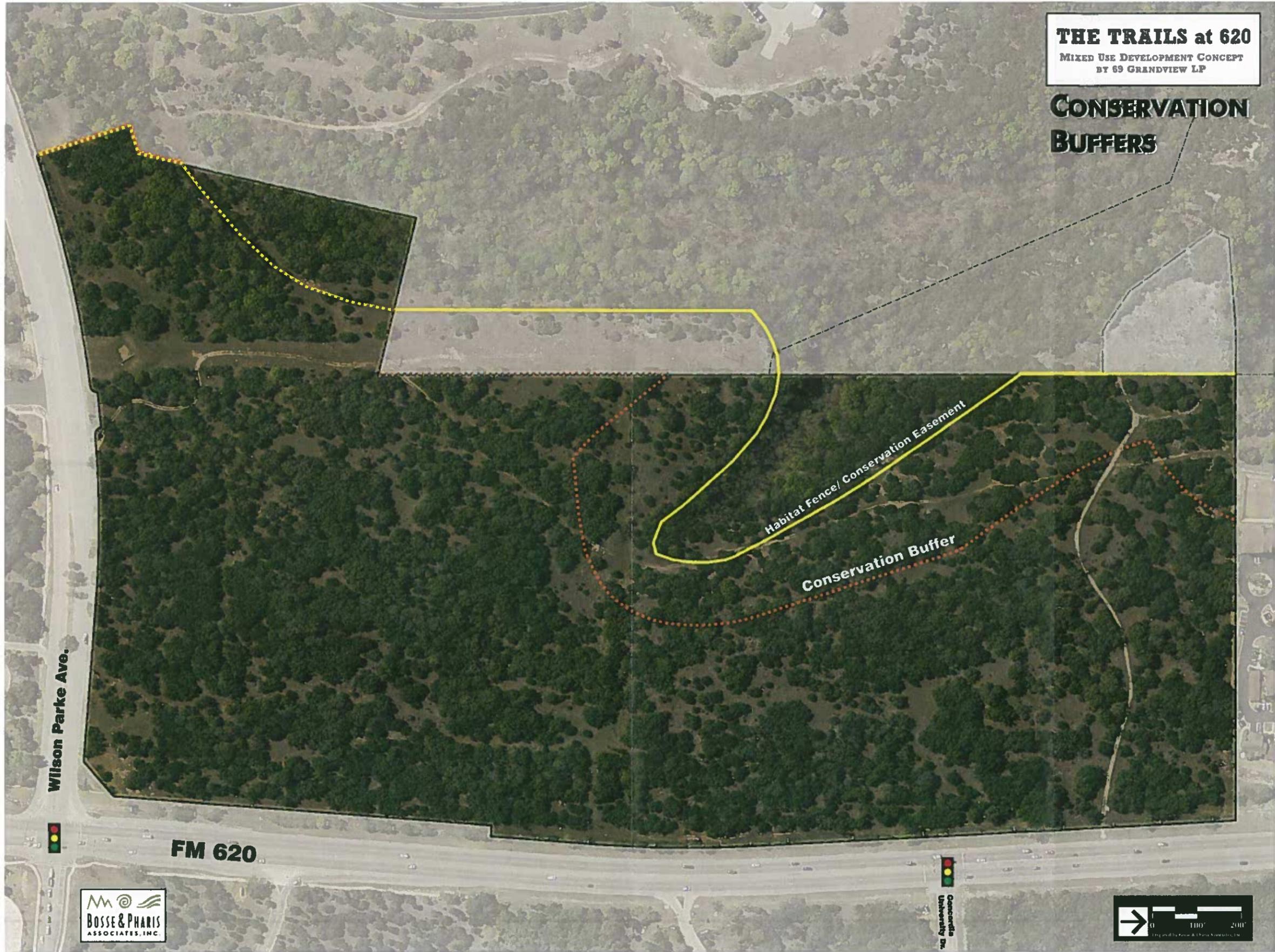


Hill County Roadway Ordinance
NATURAL AREA: At least 40% of a site excluding dedicated right of way must be left in a natural state. Natural areas within parking medians and in an area in which clearing is prohibited count toward this requirement.

| | |
|-------------------|-------------------------|
| SUMMARY | |
| SITE AREA | 169.85 AC (100%) |
| OPEN SPACE | 124.74 AC (73%) |

THE TRAILS at 620
MIXED USE DEVELOPMENT CONCEPT
BY 69 GRANDVIEW LP

CONSERVATION BUFFERS



Wilson Parke Ave.

FM 620



Grandview University Dr.



DRAFT

Texas Engineering Solutions



6000 Bee Cave Road
Suite 204
Austin, Texas 78746
O: 812-804-0506
F: 812-804-0808
TBPE No. 11206



Urban Design
Community Planning
Conservation Planning
Landscape Architecture

608 Blanco Street
Austin, Texas 78703
O: 812-472-7331
F: 812-472-4180
www.bossepharis.com

PROJECT DATA

COUNTY: TRAVIS
CITY LIMITS/ET: AUSTIN
FINAL PLAN NUMBER: 200000233
200000285
RELATED CASES: SP-99-2182D
ADDRESS: 6300 N FM 620 RD
AUSTIN, TX 78726
GRID NUMBER: 035
ZONING: G0-C0/GR-C0
USAGE:
FEMA MAP PANEL: 484530240E

OWNER / DEVELOPER

89 Grandview
512-633-1700

CONSULTANTS:

REVISIONS

| NO | DATE - DESCRIPTION |
|----|--------------------|
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EDITED: August 10, 2010
PLOTTED: August 10, 2010
PLOTTED BY: tesco03

HORIZONTAL SCALE:
VERTICAL SCALE:

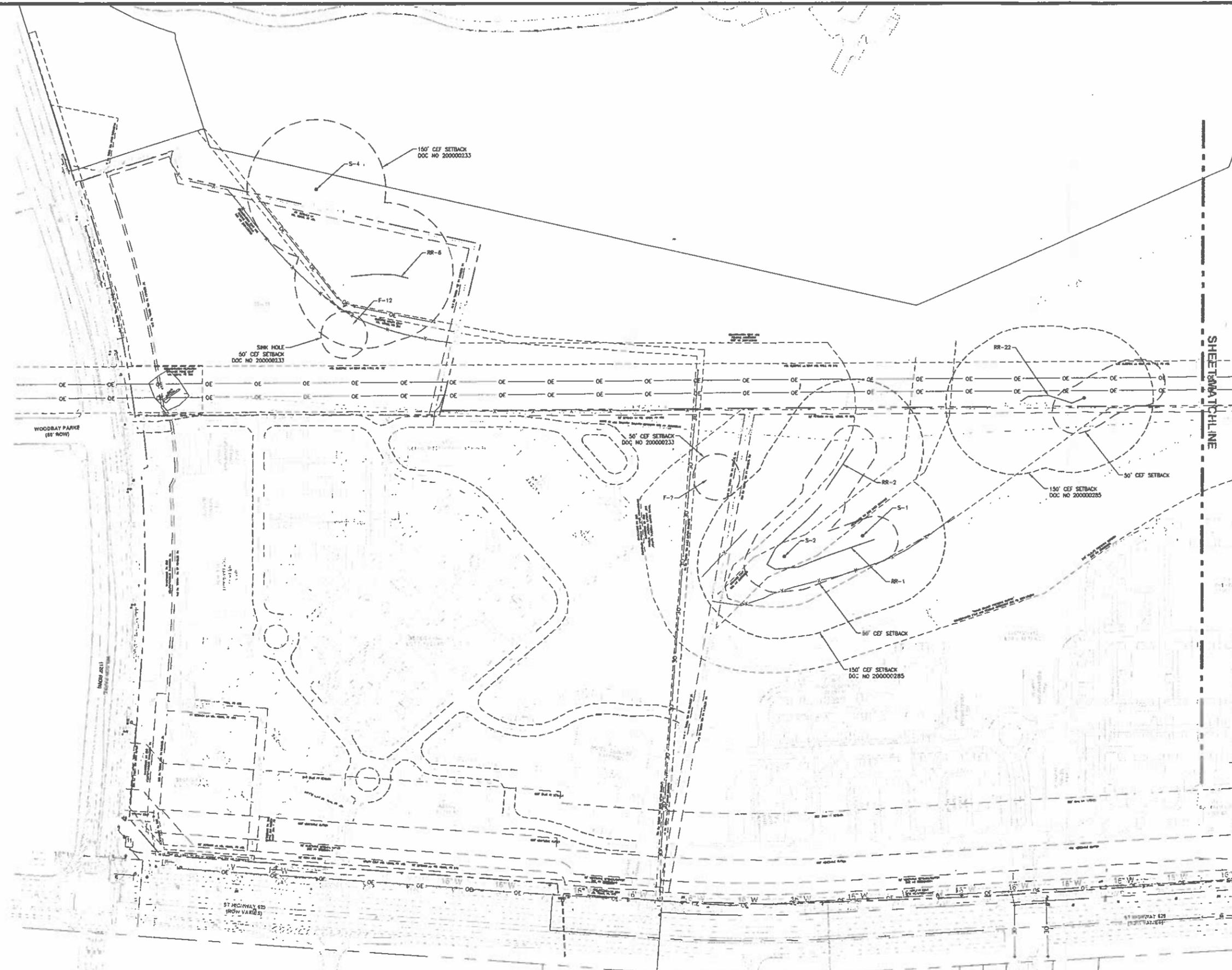
THE TRAILS
AT 620

CEF

EXH



0 50 100 150 200
SCALE: 1" = 100'



LEGEND
RR RIM ROCK
S SPRING
F FAULT

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010-08-10 CEF Check List

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